



SPECIAL MAGISTRATE LIEN REDUCTION HEARING AGENDA

**NOVEMBER 12, 2019
10:30 A.M.**

**COMMISSION MEETING ROOM
CITY HALL**

100 N ANDREWS AVE

**H. MARK PURDY
PRESIDING**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW, PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these Items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

700 NW 19 AVENUE, FORT LAUDERDALE 33311

TELEPHONE (954) 828-6520

WWW.FORTLAUDERDALE.GOV



CITY OF FORT LAUDERDALE
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LIEN REDUCTION HEARING

CASE NO: CE12010020
CASE ADDR: 1518 SW 12 CT
OWNER: RESPONSIBLE REALTY LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$41,500.00
Admin. Costs: \$1,822.00
Appl Offer: \$500.00
City Request: \$4,000.00

VIOLATIONS: 6-7 (b) (4)

**Mailed First Class
October 11, 2019**

THERE IS AN OFFENSIVE ANIMAL ODOR EMANATING FROM
THIS PROPERTY. THE MAINTAINING OF ANIMALS IN AN
ENVIRONMENT OF UNSANITARY CONDITIONS WHICH RESULTS
IN OFFENSIVE ODORS IS A DANGER TO THE PUBLIC
HEALTH, SAFETY, AND WELFARE.

CASE NO: CE15092085
CASE ADDR: 2001 SE 25 AVE
OWNER: PMG CONSTRUCTION 2001 LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$32,750.00
Admin. Costs: \$258.00
Appl Offer: \$258.00
City Request: \$3,000.00

VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:

BUILDING PERMIT 12061835
BUILDING PERMIT 12061862
ELECTRICAL PERMIT 12031405
PLUMBING PERMIT 12031402

FBC(2014) 110.6

**Mailed First Class
October 1, 2019**

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING PROCESS.

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CASE NO: CE17111149
CASE ADDR: 441 SAN MARCO DR
OWNER: 510 LIDO DRIVE LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$12,400.00
Admin. Costs: \$350.00
Appl Offer: \$2,000.00
City Request: \$4,000.00

VIOLATIONS: 9-1. (a)

THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

A.

ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED, UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

UNSAFE: OCCUPIED OR IN USE WITHOUT FIRST OBTAINING THE CERTIFICATWE OF OCCUPANCY.

9-259

VIOLATION OF FBC(2014) 111.1.1 AS ADOPTED BY THIS ORDINANCE: OCCUPIED BUILDING WITHOUT FIRST OBTAINING THE CO.

Mailed First Class
October 9, 2019

CASE NO: CE18041533
CASE ADDR: 4040 GALT OCEAN DR # 200
OWNER: TAFF FAMILY LIMITED PARTNERSHIP
PRESENTER: MORGAN DUNN

Total Lien Amount: \$98,750.00
Admin. Costs: \$433.00
Appl Offer: \$250.00
City Request: \$2,250.00

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Mailed First Class
August 27, 2019

CASE NO: CE18041534
CASE ADDR: 4040 GALT OCEAN DR # 203
OWNER: TALERICO FAMILY LP
PRESENTER: MORGAN DUNN

Total Lien Amount: \$100,500.00
Admin. Costs: \$433.00
Appl Offer: \$250.00
City Request: \$2,250.00

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Mailed First Class
August 27, 2019

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CASE NO: CE18041805
CASE ADDR: 4040 GALT OCEAN DR # 208
OWNER: TAFF FAMILY LIMITED PARTNERSHIP
PRESENTER: MORGAN DUNN

Total Lien Amount: \$98,750.00
Admin. Costs: \$433.00
Appl Offer: \$250.00
City Request: \$2,250.00

VIOLATIONS: 15-272.(a)

**Mailed First Class
August 27, 2019**

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

CASE NO: CE18041814
CASE ADDR: 4040 GALT OCEAN DR # 209
OWNER: NONNA ESTATES LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$95,250.00
Admin. Costs: \$433.00
Appl Offer: \$250.00
City Request: \$2,250.00

VIOLATIONS: 15-272.(a)

**Mailed First Class
August 27, 2019**

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

CASE NO: CE18041906
CASE ADDR: 4040 GALT OCEAN DR # 210
OWNER: TAFF FAMILY LIMITED PARTNERSHIP
PRESENTER: MORGAN DUNN

Total Lien Amount: \$95,250.00
Admin. Costs: \$433.00
Appl Offer: \$250.00
City Request: \$2,250.00

VIOLATIONS: 15-272.(a)

**Mailed First Class
August 27, 2019**

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

CASE NO: CE18041909
CASE ADDR: 4040 GALT OCEAN DR # 211
OWNER: FTSM REALTY LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$100,500.00
Admin. Costs: \$433.00
Appl Offer: \$250.00
City Request: \$2,250.00

VIOLATIONS: 15-272.(a)

**Mailed First Class
August 27, 2019**

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CASE NO: CE18041949
CASE ADDR: 4040 GALT OCEAN DR # 214
OWNER: TALERICO, FRANK
PRESENTER: MORGAN DUNN

Total Lien Amount: \$98,750.00
Admin. Costs: \$433.00
Appl Offer: \$250.00
City Request: \$2,250.00

VIOLATIONS: 15-272.(a)

**Mailed First Class
August 27, 2019**

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

CASE NO: CE18051865
CASE ADDR: 4040 GALT OCEAN DR # 216
OWNER: TALERICO FAMILY LIMITED PARTNERSHIP
PRESENTER: MORGAN DUNN

Total Lien Amount: \$85,000.00
Admin. Costs: \$433.00
Appl Offer: \$250.00
City Request: \$2,250.00

VIOLATIONS: 15-272.(a)

**Mailed First Class
August 27, 2019**

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

CASE NO: CE18051868
CASE ADDR: 4040 GALT OCEAN DR # 218
OWNER: ANGELINA TALERICO REV LIV TR;
TALERICO, ANNA TRSTEE
PRESENTER: MORGAN DUNN

Total Lien Amount: \$74,000.00
Admin. Costs: \$433.00
Appl Offer: \$250.00
City Request: \$2,250.00

VIOLATIONS: 15-272.(a)

**Mailed First Class
August 27, 2019**

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

CASE NO: CE18051990
CASE ADDR: 4040 GALT OCEAN DR # 219
OWNER: F T RICO INC % MCNAMARA SERVICES INC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$65,500.00
Admin. Costs: \$433.00
Appl Offer: \$250.00
City Request: \$2,250.00

VIOLATIONS: 15-272.(a)

**Mailed First Class
August 27, 2019**

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CASE NO: CE18101365
CASE ADDR: 400 LONG ISLAND AVE
OWNER: WOODS-GREEN, LINDA D
PRESENTER: MORGAN DUNN

Total Lien Amount: \$60,800.00
Admin. Costs: \$1,040.00
Appl Offer: \$7,500.00
City Request: \$7,500.00

VIOLATIONS: 9-278 (e)
EVERY HABITALE ROOM SHALL BE DIRECTLY VENTILATED
TO THE OUTDOORS.

9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE
GRASS/LAWN AREA.
THE PAVED DRIVEWAY HAS CRACKS AND IS NOT IN A
SMOOTH, WELL GRADED CONDITION.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED.THERE ARE AREAS OF THE EXTERIOR
INCLUDING, BUT NOT LIMITED TO, THE FASCIA THAT HAVE
STAINS AND MISSING, PEELING PAINT.

18-4 (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR)
ON THE PROPERTY.

47-39.A.1.b. (6) (a)
RESIDENTIALLY-ZONED PROPERTY SHALL NOT BE USED FOR
THE STORAGE OF BUILDING MATERIALS OR CONSTRUCTION
EQUIPMENT.

47-39.A.1.b. (6) (b)
THE OPEN AIR STORAGE OF ANY ITEM IS PROHIBITED IN
RESIDENTIAL ZONING DISTRICTS.

18-12 (a)
COMPLIED

9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN
A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

Mailed First Class
October 31, 2019

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CASE NO: CE17101534
CASE ADDR: 3001 HARBOR DR
OWNER: 3001-18 HARBOR DR LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$17,700.00
Admin. Costs: \$948.00
Appl Offer: \$1,903.00
City Request: \$1,903.00

VIOLATIONS: 18-12 (a)

**Mailed First Class
October 9, 2019**

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

CASE NO: CE18032247
CASE ADDR: 3001 HARBOR DR
OWNER: 3001-18 HARBOR DR LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$6,300.00
Admin. Costs: \$396.00
Appl Offer: \$688.00
City Request: \$688.00

VIOLATIONS: 28-155. (a)

**Mailed First Class
October 9, 2019**

THE FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN
INSTALLED AND OR TESTED FOR THE SUBSEQUENT
RECERTIFICATION AS PER FLORIDA BUILDING CODE
PLUMBING (FBCP) (2014) 312.10.2, THE STATE OF
FLORIDA ADMINISTRATIVE CODE (CHAPTER 62-555.360)
AND CITY OF FORT LAUDERDALE MUNICIPAL CODE OF
ORDINANCES (CHAPTER 25-153, 28-155).

CASE NO: CE17101341
CASE ADDR: 3007 HARBOR DR
OWNER: 3001-18 HARBOR DR LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$69,000.00
Admin. Costs: \$902.00
Appl Offer: \$7,781.00
City Request: \$7,781.00

VIOLATIONS: 18-11 (b)

**Mailed First Class
October 9, 2019**

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED
PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE
BUILDING DOES NOT HAVE THE REQUIRED UTILITY
SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO
PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO
OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE.
THE POOL IN THIS CONDITION PRESENTS A HEALTH AND
SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY
BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A
PUBLIC NUISANCE.

CITY OF FORT LAUDERDALE

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CASE NO: CE17101535
CASE ADDR: 3012 HARBOR DR
OWNER: 3001-18 HARBOR DR LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$19,250.00
Admin. Costs: \$902.00
Appl Offer: \$2,069.00
City Request: \$2,069.00

VIOLATIONS: 18-12(a)

**Mailed First Class
October 9, 2019**

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

CASE NO: CE18010820
CASE ADDR: 3018 HARBOR DR
OWNER: 3001-18 HARBOR DR LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$33,100.00
Admin. Costs: \$764.00
Appl Offer: \$3,588.00
City Request: \$3,588.00

VIOLATIONS: 18-12(a)

**Mailed First Class
October 9, 2019**

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS
AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER
AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

CASE NO: CE18060906
CASE ADDR: 2000 NE 56 CT
OWNER: PETRECCIA, ANGELO PETRECCIA, DANA
PRESENTER: MORGAN DUNN

Total Lien Amount: \$16,500.00
Admin. Costs: \$350.00
Appl Offer: \$500.00
City Request: \$2,000.00

VIOLATIONS: NFPA 1:1.7.6.2

THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

MO SEC. 9-313.

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

FLORIDA STATUTES 633.027

**Mailed First Class
October 15, 2019**

THIS STRUCTURE WAS BUILT USING LIGHT-FRAME TRUSS
CONSTRUCTION AND IS NOT IDENTIFIED IN ACCORDANCE
WITH FSS CH 633.027.

CITY OF FORT LAUDERDALE

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CITY COMMISSION MEETING ROOM - CITY HALL

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10:30 AM

CASE NO: CE17080408
CASE ADDR: 740 BAYSHORE DR
OWNER: BAYSHORE 740 LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$287,250.00
Admin. Costs: \$1,224.00
Appl Offer: \$286,500.00
City Request: \$6,000.00

VIOLATIONS: 18-12 (a)
THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND MISCELLANEOUS TRASH & DEBRIS
ON THE PROPERTY AND SWALE/SIDEWALK AREA.

24-27. (b)
THERE ARE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER
COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED
LOCATION.

47-34.1.A.1.
OUTDOOR STORAGE OF HOUSEHOLD APPLIANCES AND OTHER
MISCELLANEOUS BELONGINGS ON THE OUTER PERIMETER
PORCH OF THE BLDG

9-305 (a)
COMPLIED.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA,
SOFFITS AND BALCONY ARE IN DISREPAIR. WINDOWS ARE
BROKEN, MISSING AND/OR IN DISREPAIR. AREAS OF THE
EXTERIOR THAT HAVE STAINS AND MISSING, PEELING
PAINT.

Mailed First Class
October 15, 2019

CASE NO: CE18080368
CASE ADDR: 2610 RIVERLAND DR
OWNER: LYNE LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$6,600.00
Admin. Costs: \$718.00
Appl Offer: \$600.00
City Request: \$2,000.00

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING
MAINTAINED AS REQUIRED. THIS IS A RECURRING VIOLATION. SEE
PREVIOUS CASE NUMBER CE17090098. THIS CASE WILL BE
PRESENTED TO SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT
WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE
HEARING.

Mailed First Class
October 21, 2019

CITY OF FORT LAUDERDALE

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CITY COMMISSION MEETING ROOM - CITY HALL

NOVEMBER 12, 2019

10:30 AM

CASE NO: CE08070032
CASE ADDR: 1440 SW 4 AVE
OWNER: GADDIS PROPERTIES LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$35,500.00
Admin. Costs: \$359.00
Appl Offer: \$359.00
City Request: \$5,000.00

VIOLATIONS: 18-27(a)
COMPLIED

24-27(f)

THE DUMPSTER LIDS ARE STANDING OPEN ON A REGULAR BASIS. THIS IS A REPEAT VIOLATION AS PER SPECIAL MAGISTRATE ORDER OF 8/16/07; CASE NUMBER CE07070538.

47-19.4.D.4

THE DUMPSTER ENCLOSURE GATES ARE STANDING OPEN ON A REGULAR BASIS. THIS IS A REPEAT VIOLATION AS PER SPECIAL MAGISTRATE ORDER OF 8/16/07; CASE NUMBER CE07070538.

Mailed First Class
October 24, 2019

CASE NO: CE11110339
CASE ADDR: 703 NW 6 AVE
OWNER: GADDIS PROPERTIES LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$640,250.00
Admin. Costs: \$479.00
Appl Offer: \$5,479.00
City Request: \$10,000.00

VIOLATIONS: FBC 109.16

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED REPAIRS OR MODIFICATIONS AS INDICATED IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH WERE SUBMITTED TO THE CITY HAVE NOT BEEN COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE DATE OF THE INITIAL REPORT.

Mailed First Class
October 24, 2019

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SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

NOVEMBER 12, 2019

10:30 AM

CASE NO: CE09102329
CASE ADDR: 619 SW 20 TER
OWNER: CSMA SFR HOLDINGS II-LSE LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$5,800.00
Admin. Costs: \$715.00
Appl Offer: \$715.00
City Request: \$3,000.00

VIOLATIONS: 9-279(f)

THE OCCUPIED BUILDING AT THIS LOCATION DOES NOT
HAVE THE REQUIRED CITY WATER SERVICE TO THE
BUILDING.

Mailed First Class
October 16, 2019

CASE NO: CT09100148
CASE ADDR: 619 SW 20 TER
OWNER: CSMA SFR HOLDINGS II-LSE LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$5,800.00
Admin. Costs: \$755.00
Appl Offer: \$755.00
City Request: \$3,000.00

VIOLATIONS: 18-1.

THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS
NOT BEEN MAINTAINED.

Mailed First Class
October 16, 2019

CASE NO: CE12041257
CASE ADDR: 619 SW 20 TER
OWNER: CSMA SFR HOLDINGS II-LSE LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$49,900.00
Admin. Costs: \$304.00
Appl Offer: \$304.00
City Request: \$3,000.00

VIOLATIONS: 28-33(a)

NOT CONNECTED TO CITY'S SANTITARY SEWER SYSTEM.

Mailed First Class
October 16, 2019

CASE NO: CE17060936
CASE ADDR: 619 SW 20 TER
OWNER: CSMA SFR HOLDINGS II-LSE LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$63,900.00
Admin. Costs: \$1,178.00
Appl Offer: \$1,178.00
City Request: \$3,000.00

VIOLATIONS: 9-280(b)

THE CEILING AT THIS PROPERTY IS IN DISREPAIR.

9-280(h)(1)

THE WOOD AND CHAINLINK FENCE IS DAMAGED AND IN
DISREPAIR AND IS NOT BEING MAINTAINED.

Mailed First Class
October 16, 2019

9-305(b)

LANDSCAPE AND SWALE NOT MAINTAINED, THERE IS
MISSING AND/ OR BARE AREAS OF LAWN COVER.